DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-102997-WG

Project Name/Address: 1663 Killarney Way

Planner: Peter Rosen

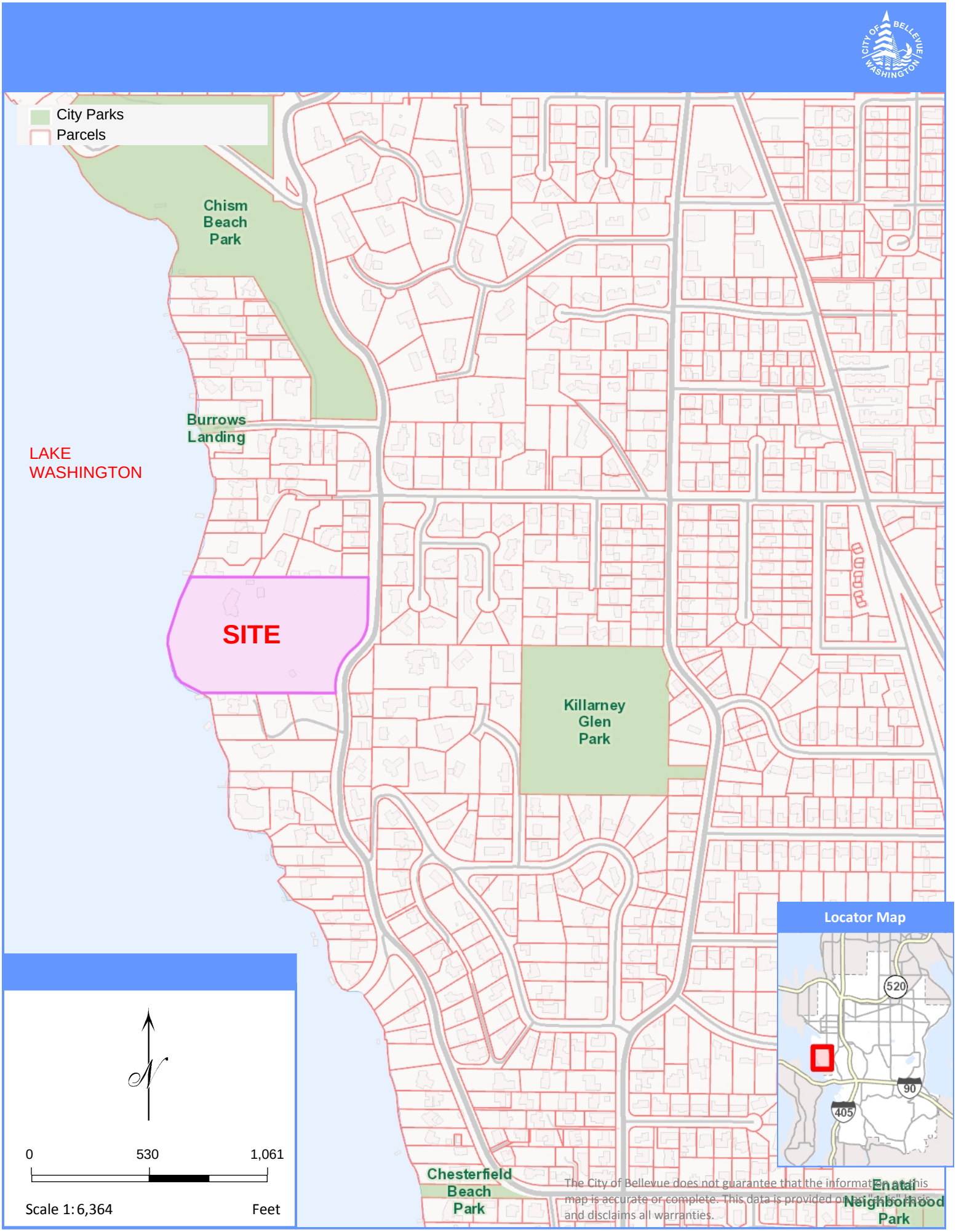
Phone Number: 425-452-5210

Minimum Comment Period: February 21, 2019

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☐ Plans
☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



Map Generated on: 01/30/2019

DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

Environmental Checklist reviewed by Peter Rosen (PR) 2/4/2019

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   St. Mary-on-the-Lake Site Improvements

2. Name of applicant: [help]
   Congregation of St. Joseph of Peace

3. Address and phone number of applicant and contact person: [help]
   Applicant:
   Congregation of St. Joseph of Peace
   Attn: Deborah Fleming
   1663 Killarney Way
   Bellevue, WA 98004
   425-467-5499

   Contact:
   L. Lee Stanton
   Stanton Associates
   3008 Mt St Helens Pl S
   Seattle, WA 98144
   206-725-4272

4. Date checklist prepared: [help]
   December 21, 2018

5. Agency requesting checklist: [help]
   Land Use Division

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Overall timing and schedule for the project is 22 weeks or 4 months with a single continuous mobilization. The lower parking lot will be completed followed by the upper parking lot, then the pedestrian walkways.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   None

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   Survey updates and a Geotechincal Engineering Study

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
   None

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    Land Use Division - Land Use Exemption from Conditional Use Permit (LJ Permit), Shoreline Substantial Development Permit (WG Permit); Building Division - Minor Project building permit (type BW); Clearing & Grading Division- Clearing & Grading Permit; Utilities Division - Developer Extension (may be required)

SEPA environmental review

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11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

There are four major areas of work in the proposed scope:
A. Upper Parking and Angled Parking
B. Lower Parking
C. Main Entry Walk
D. Lake Access Trail

A. Upper Parking and Angled Parking (Sheet L1.01)
The existing gravel parking lot has 38 parking spots, no surface water treatment and currently extends beyond the property boundary into the city ROW. The reconfiguration of this parking lot will hold 39 parking spots, be repaved with asphalt, add bioretention planting areas for stormwater management and pull the parking lot within the property boundary. Stabilized crushed rock walkways are also added to provide a safe route from the parking lot to the rest of the campus.

To the west of the reconfigured parking lot, a driveway and angled parking provide an additional 11 parking spaces. The new driveway will connect into an existing driveway that will be converted from gravel to asphalt. A concrete retaining wall will be added between the proposed stabilized crushed rock walkway and the existing carport to the north. 8 significant trees will be removed in this area.

These parking lots are intended to serve visitors and guests to the campus. No ADA parking is provided in these upper lots as users with mobility needs will be better served parking in the existing ADA spots located near the Peace and Spirituality Center and the proposed ADA spots in the lower parking area.

The existing Hermitage structure which is located to the west of the carport is to be remodeled.

B. Lower Parking (Sheet L1.02)
The existing gravel parking lot that currently holds 10 parking spots will be expanded to hold 14 parking spots including a van and standard ADA stall. The parking lot will be asphalt and the 8 western spots will be covered with carports on either side of the drive aisle. The parking lot requires a concrete retaining wall around it with a rockery retaining wall, terracing the slope to the east.

To the south, three of the six existing carport structures are to be removed to provide a parking area with more gradual slopes, to make it easier for the residents and staff to navigate. 10 new parking spaces are provided and will be covered with a carport structure. A concrete retaining wall will run along the eastern

side of these parking spots. Three of the existing carports are to remain to accommodate resident parking and maintenance needs. To the south of the southern parking lot and existing building, a flat stabilized crushed rock maintenance area is provided with a retaining wall surrounding it.

The stormwater from these two parking lots will be treated in bioretention planting areas. 14 significant trees will be removed in this area.

C. Main Entry Walk (Sheet L1.03)
The Main Entry Walk provides a new stabilized crushed rock walkway and stairs from the angled parking lot down to the Peace and Spirituality Center, which is the destination for most guests and visitors to the campus. Along the walkway are two gathering spaces with pavers and benches. Two overhead trellises are proposed along this walk and gathering spaces. Rockery retaining walls are located adjacent to the walkway where the slope is being held back.

At the existing ADA Parking spaces, the asphalt will be replaced with a concrete walk with accessible slopes. A new connection to the greenhouse is proposed with a stair and terraced concrete retaining wall planters for gardening.

The existing circle drive is too narrow for delivery trucks to turn around it, causing the curb along inner radius of driveway to crack. The drive aisle is to be widened to eliminate this condition, making the planting area smaller. The planting island will be replanted, replacing the lawn with native and ornamental plants.

The entrance to the main hall is to be enhanced with a gathering space, regrading an asphalt driveway to a flattened concrete plaza. Planting areas are to be enhanced.

D. Lake Access Trail (Sheet L1.04)
Currently, there is no formal access to the lake front. A steep (over 20% at points) asphalt driveway dead ends into the lawn over 300' from the desired route to the lake.

A new stabilized trail with switchbacks and landings with benches will provide access down to the lake. 5 small fruit trees will be removed. West of the intersection where the proposed path meets the existing asphalt drive is a defined critical area of steep slopes. The area of work related to this trail is outside of the 50' top of slope buffer. There is no work proposed in the 75' toe of slope buffer.

55' from the lake edge, a shelter with benches is proposed. This shelter is roughly 10'x20' and will have integrated lighting that will be on a timer and a have a switch to turn off at night.

Planting with irrigation is proposed for all areas of work as well as lighting for safety and aesthetic accents.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

Address: 1663 Killarney Way,Bellevue, Washington 98004-7050
Section: 6 Township: 24 Range: 5
Legal Description: S 506.055 FT OF N 873.18 FT OF GL 4 LESS CO RD & SH LDS ADJ POR TAXABLE
Area of work covers extends from Killarney Way to Lake Washington. Please see the Site Plan for the specific area of work.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☐Flat, ☐rolling, ☒hilly, ☒steep slopes, ☐mountainous, other: *There are two documented areas of Slopes of 40% or more that have a rise of at least 10' and exceed 1,000 SF in area. The largest area is located near Lake Washington and has an area of 13,739 SF, a maximum rise of around 35', and a maximum slope of around 81%. The other area of steep slopes is located at the southwest corner of the property on the east side of Killarney Way, and extends off of the property. The area located within the property is 2,875 SF, has a maximum rise of about 15', and has a maximum slope of around 71%.*

Proposal is outside of steep slope critical area (slopes over 40%), steep slope top-of-slope buffer and toe-of-slope structure setback.

b. What is the steepest slope on the site (approximate percent slope)? [help]
81%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Native gravelly silty sand; glacial till; dense sand with gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
None.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
The site balances fairly well; 1,252 CY cut and 2,271 fill. These quantities don't take into account using 470 CY of storm spoils for common structural fill and 522 CY of stripping to be placed in landscaping short falls.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

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[help]
There is always a chance for some type of erosion. However, with all the existing vegetation and trees to be preserved, erosion will be minimal. The total area of all work if opened up at one time would be 1.94 acres according to our Earthwork Services report. The work will be completed in phases so the full 1.94 acres of work will not be exposed at once.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Approximately 25%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
The contractor will be responsible of ensuring compliance with all local, state, and federal erosion and sediment control and water quality requirements. The minimum erosion control measures include but are not limited to: interceptor swales, straw wattles, compost silt socks, filter fabric fencing, level spreaders, and catch basin inserts.

The project geotechnical engineer will also monitor the site during construction and implement additional measures as necessary.

Project will comply with erosion and sediment controls per BCC 23.76

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]
During construction there will be dust and automobile odors. The quantity of emissions are unknown, but will be limited to dump trucks, backhoe, and skid steers. Once completed there will be minor automobile odors. There may be a slight increase automotive emissions, due to increased parking capacity, however the existing use of the facilities on campus is not expected to change, therefore the number of vehicles, on the campus should not drastically increase.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
None

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
During construction, watering is used for stabilizing disturbed soils, minimizing impacts to air quality. Non-resident users of the various parking areas will be encouraged to car-pool; resident users (the Sisters) will be increasing the use of car- and van-pools.

3. Water [help]

a. Surface Water:

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1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]
Yes. Lake Washington is adjacent to the project site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]
There will be no work in or over water. There will be work adjacent to water, within 200 feet. A crushed rock trail with low rock retaining walls will be constructed, connecting the upper campus to a proposed lakeside shelter and an existing dock. Trail construction will require regrading within 200' of the water's edge. The proposed lakeside shelter will be roughly 20'x10', with it's closest side located around 55' from the edge of the water.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
Water is currently pumped from Lake Washington to irrigate the landscape on campus. The proposed work will add roughly 29,000 SF of irrigated planting area. The planting in these areas are assumed to be native and/or drought tolerant. The addition of this irrigated planting area will result in an increase of about 124,000 gallons of water withdrawn from the lake per year. The existing pump and irrigation system has the capacity and pressure to take on this increase.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]
No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the

number of animals or humans the system(s) are expected to serve. [help]
None

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]
The source of runoff will be from the surface of the parking lots and adjacent forested areas. The stormwater runoff will be collected and directed to on-site bioretention cells for infiltration into the ground. Overflow from the bioretention cells will be directed to an existing on-site storm drainage system which discharges to the site's Lake Washington shoreline.

Runoff during construction will also be managed in accordance with a City of Bellevue Stormwater Pollution Prevention Plan (SWPPP). We anticipate that the project will obtain coverage from WSDOE through the City of Bellevue.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
Potential sources of contamination will come from the new surface parking lots. The parking lot surface waters will be collected and directed to on-site bioretention cells for water quality treatment before infiltrating into the ground or discharged to Lake Washington.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
The proposed improvements to the parking lots does not alter the existing drainage patterns and improves the water quality of the infiltrated surface water. The existing parking lots allowed surface waters to infiltrate into the ground without passing through a water quality facility. The proposed improvements will direct surface waters to bioretention cells for water quality treatment before allowing the water to infiltrate into the ground or discharge to Lake Washington.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
The proposed permanent improvements to the parking lots does not alter the existing drainage patterns and improves the water quality of the infiltration of surface water. The proposed improvements will direct surface waters to bioretention cells for water quality treatment before allowing the water to infiltrate into the ground or discharge to Lake Washington.

Project will comply with erosion and sediment controls per BCC 23.76

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

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☒deciduous tree: alder, maple, aspen, other: *Madrone*
☒evergreen tree: fir, cedar, pine, other: *Western Hemlock, Spruce*
☒shrubs
☒grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [help]
To accommodate the addition and expansion of the parking lots, 22 significant trees will be removed. These include: cedar, maple, fir, and madrone. Understory and groundcover vegetation, including a mix of natives, invasives and lawn, will either be removed or replanted. About 59,000 SF of vegetation will be either removed, replaced, or restored.

c. List threatened and endangered species known to be on or near the site. [help]
None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
The proposed plantings are primarily native plants with a few select ornamental plants that are intended to fill in and provide full coverage following the establishment period. The majority of the area of work that was previously lawn will either be replaced with groundover and understory plantings or restored to lawn. Invasives will be removed within the area or work. Existing significant trees adjacent to proposed work will be preserved and protected.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
Himalayan blackberry, English ivy, English holly, English laurel, Bamboo, Old man's beard, Yellow archangel

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Many bird species*
mammals: ☒deer, ☐bear, ☐elk, ☐beaver, other: *rabbit, rat, coyote, raccoon*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

b. List any threatened and endangered species known to be on or near the site. [help]

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Potential for Chinook Salmon, Coho Salmon, Sockeye Salmon, Steelhead, Dolly Varden, Bull Trout, Coastal Cutthroat Trout

Waterfowl, Salmon species, and Steelhead may pass along shoreline during normal migrations .

There are no rare threatened or endangered plant species on the site or known to be in the immediate area.

c. Is the site part of a migration route? If so, explain. [help]
Lake Washington is home to several species of wintering ducks, including the large-billed shoveler, coots, widgeon, canvasback and green wing teal. Also, Bellevue lies along the migration route of several geese species, terns, pipers & plovers.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
Within the area of work, areas disturbed by construction activities will be restored with native vegetation. The primary planting pallete to be used will be native. No existing significant trees are proposed to be removed within 500' of the shoreline of Lake Washington. The lake access trail that is all within 300' of the shoreline, proposes to replace a large area of existing lawn, with native understory and tree plantings. Invasive plant species will be removed within the area of work.

e. List any invasive animal species known to be on or near the site. [help]
None known

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]
Use of electric LED-lighting wherever new fixtures are being added (primarily at the car-ports and along the pathways). ; otherwise, no other changes to energy sources or loads are anticipated as part of this project.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
This project proposes landscape enhancements that would reduce the energy input from an ongoing maintenance standpoint. The majority of the landscape area impacted by this project will either restore existing low maintenance landscape or replace high maintenance lawn with low maintenance native plantings.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]
None

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1) Describe any known or possible contamination at the site from present or past uses. [help]
None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
Small amounts of paints, cleaning products, and yard maintenance supplies will be kept on site in sealed containers. This represents no appreciable change from current quantities or practices in use on the site.

4) Describe special emergency services that might be required. [help]
Current emergency policies and practices in use at the site will continue to be followed. This development proposal represents no meaningful change from current hazards present on the site.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
NA

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
The campus is accessed by a private drive from Killarney Way SE. Only traffic trips from the residents on campus may affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
In the short-term there will be construction noise during work hours, Monday thru Friday. The long-term noise would be traffic trips from the residents. This project does not propose a change in the existing use of the campus and would not increase the number of vehicles accessing the site.

3) Proposed measures to reduce or control noise impacts, if any: [help]
Noise impacts will be confined to normal working hours.

Noise regulated by BCC 9.18

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
The St. Mary-on-the-Lake campus is a religious facility with multiple buildings with natural and maintained landscape spaces. The proposal will not affect land uses on adjacent

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properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
No

c. Describe any structures on the site. [help]
The campus contains 3 residential halls, including an Assisted-Living Facility for the sisters, a Retreat facility called the Peace and Spirituality Center, and a Main Hall with dining facilities, Administrative offices, and a chapel. No work at any of these buildings is proposed in this scope.

d. Will any structures be demolished? If so, what? [help]
2 existing maintenance sheds and 2 existing carport structures will be demolished. The sheds are: 184 SF and 100 SF. The carports are 680 SF each.

e. What is the current zoning classification of the site? [help]
R-1.8

f. What is the current comprehensive plan designation of the site? [help]
SF-L

g. If applicable, what is the current shoreline master program designation of the site? [help]
Shoreline Residential

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
Yes. There are two areas of designated steep slopes, with slopes of 40% or more that have a rise of at least 10' and exceed 1,000 SF in area. The largest area is located near Lake Washington and has an area of 13,739 SF, a maximum rise of around 35', and a maximum slope of around 81%. The other area of steep slopes is located at the southwest corner of the property on the east side of Killarney Way, and extends off of the property. The area located within the property is 2,875 SF, has a maximum rise of about 15', and has a maximum slope of around 71%.

Proposal is outside steep slope critical area (slopes over 40%), steep slope top-of-slope buffer and toe-of-slope structure setback.

i. Approximately how many people would reside or work in the completed project? [help]
Currently there are 31 people residing and 25 employees that work at St. Mary-on-the-Lake.

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j. Approximately how many people would the completed project displace? [help]
None. There is no change of use associated with this project.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
None. There is no change of use associated with this project.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
This proposal enhances the safety and access of the existing use.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
NA

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
NA

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
NA

c. Proposed measures to reduce or control housing impacts, if any: [help]
NA

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
15' is the tallest hight of the proposed carport. The building materials will be primarily steel and wood.

b. What views in the immediate vicinity would be altered or obstructed? [help]
None.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
The building materials will match the existing aesthetic of other campus features. The lakeside shelter will also be made of steel and wood, will be small, roughly 12'x15', to minimize visibility from the lake.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
The proposed lighting includes adding a vehicular pole light in the upper parking lot, adding pedestrian scale lighting along walkways, and replacing existing bollard and tree

mounted lights throughout the area of work. Accent lighting will be limited to a few feature trees and statues. Lighting will be on timers or will have dimming functions to reduce the impact during night hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
No

c. What existing off-site sources of light or glare may affect your proposal? [help]
None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Lighting will be put on timers, have dimmers, or have accessible switches to minimize glare from existing facilities on site. Lighting along the lake access trail will be on timers to turn off at night.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
Chism Beach Park is located about a half mile to the north of the campus. At the park there is beach access, parking, picnic areas, playground, restroom, swimming, and walking.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
The lake access trail will provide an enchanced safer route for the residents to get to the lake and the proposed lakefront shelter.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]
No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
NA

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
NA

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
Killarney Way serves the campus. No access points will be added or removed through this project.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
There is a bus stop at 104 Ave SE & SE 16th Street, approximately 1000' away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
The existing campus has 81 parking spaces. The completed project will add 11 parking spaces, bringing the total to 92 parking spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
The use of the existing facilities will not change with this project. To provide more parking for the existing uses, this project adds 11 parking spaces.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
No

h. Proposed measures to reduce or control transportation impacts, if any: [help]
Providing additional parking for existing uses. Adding wayfinding signage. Adding and enhancing pedestrian walkways for safety and visibility.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally

describe. [help]
No.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
NA

16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
electricity, natural gas, water, refuse service, telephone and sanitary sewer

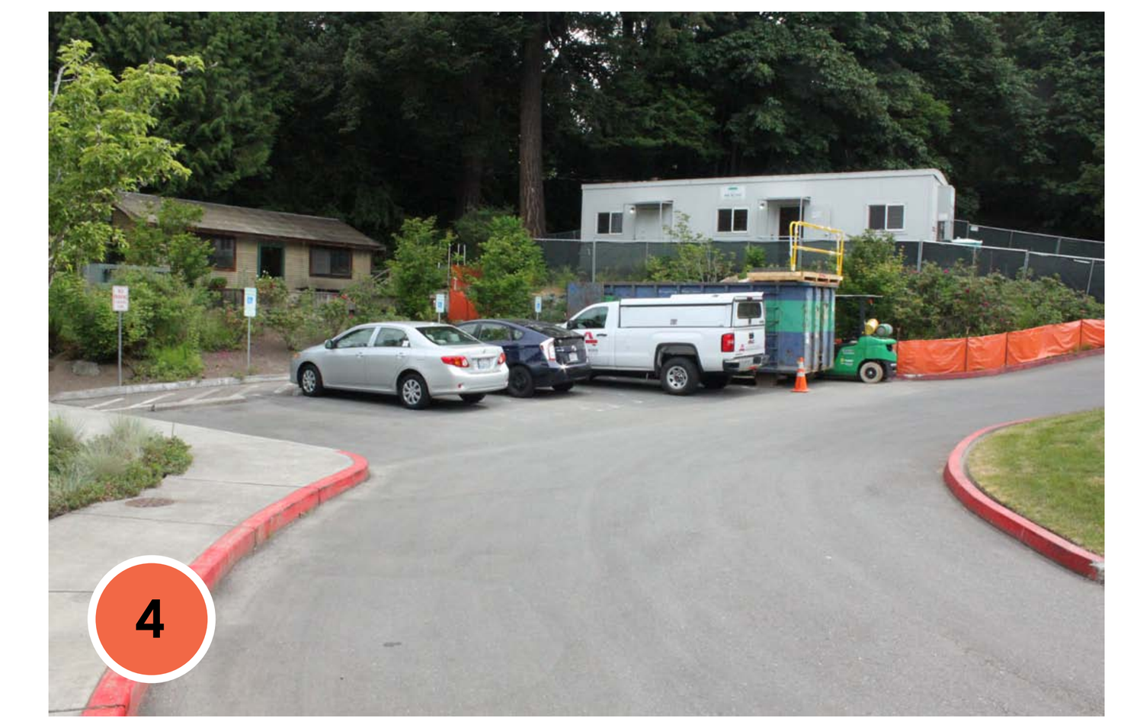
c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]
The project will install new privately owned storm drainage lines which ultimately discharge to the property's shoreline along Lake Washington. The depth of the storm drainage lines will be approximately 3' and will require a narrow trench for installation. The project will also relocate a privately owned fire hydrant that will require a narrow trench for installation. Electric will be added for site lighting.

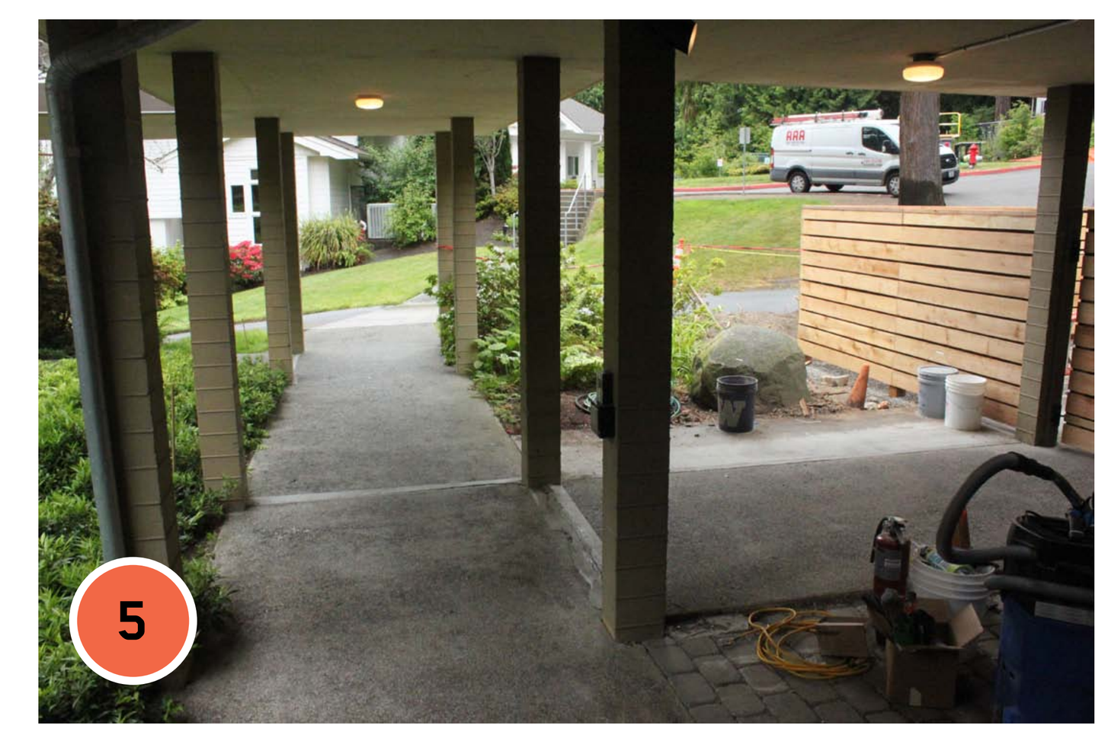
C. Signature [help]

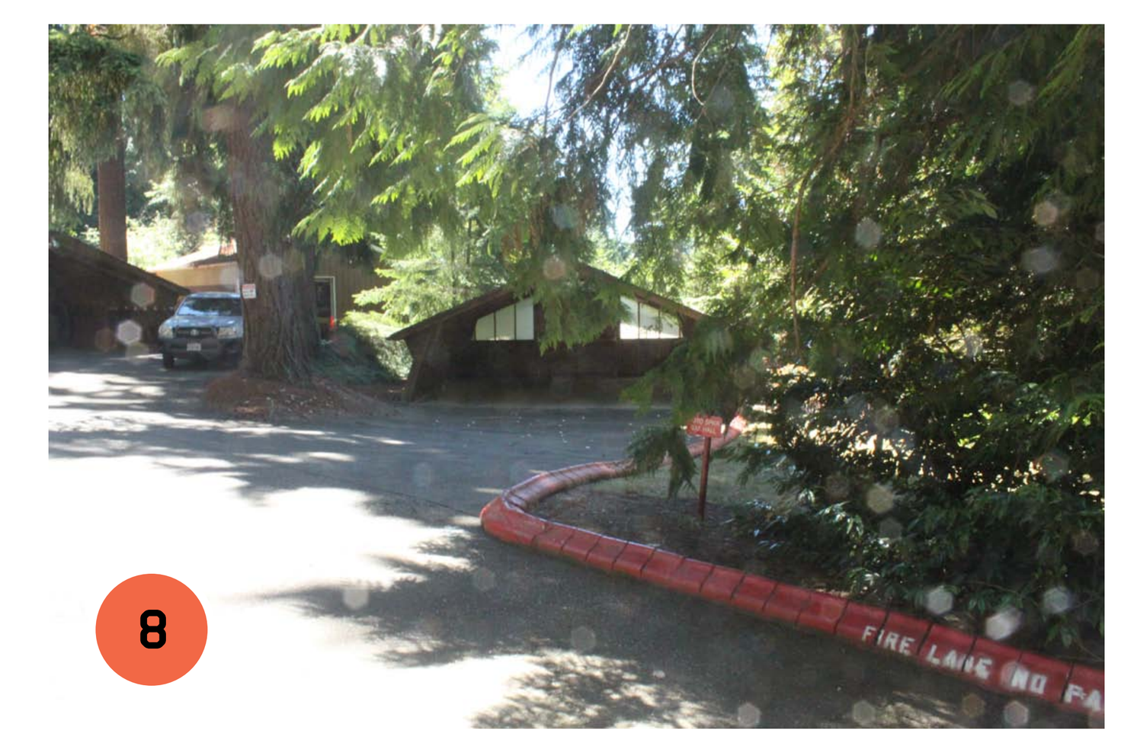
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

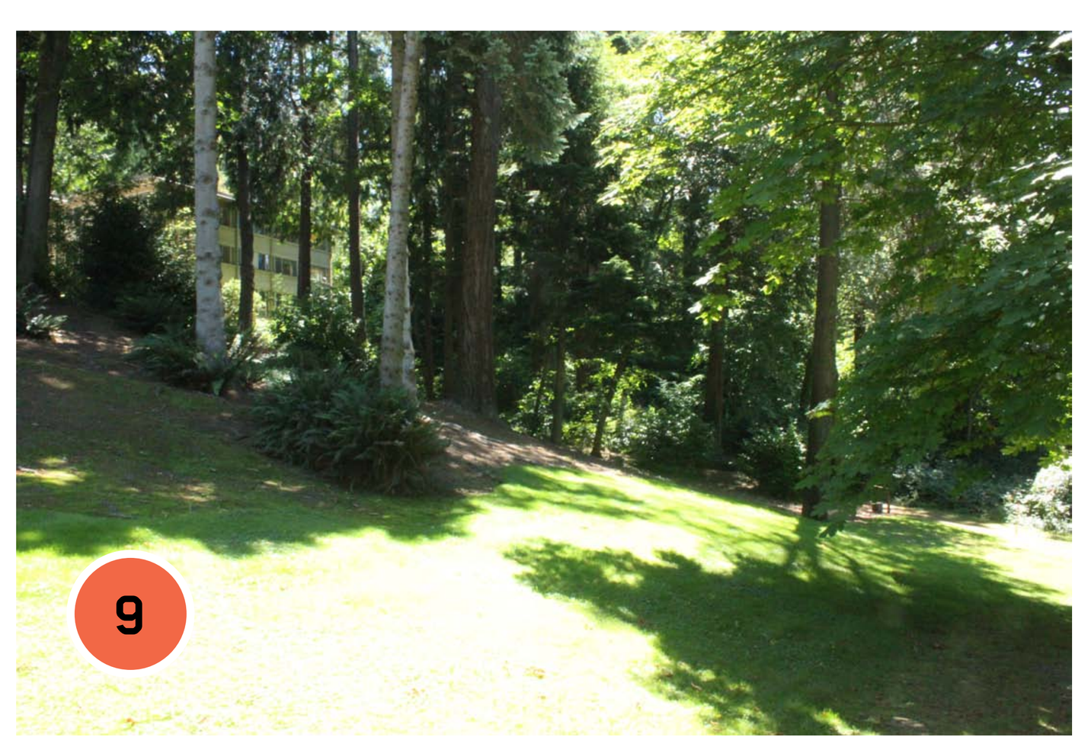
Signature: _____

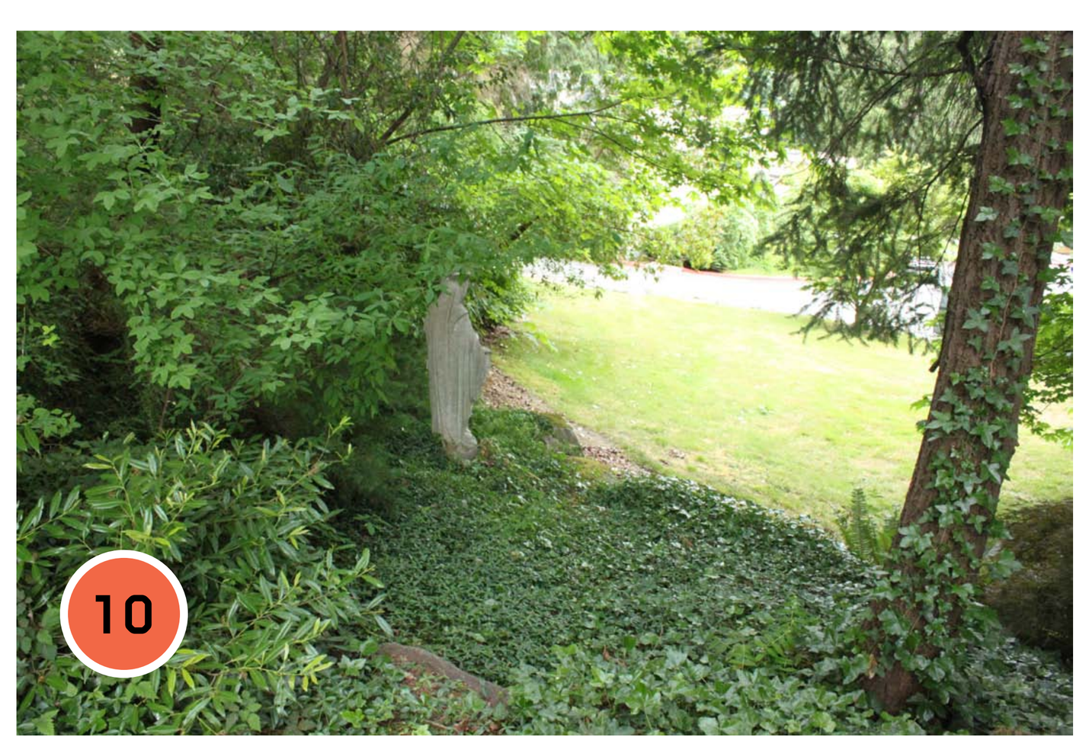
Name of signee: *Douglas Leigh*
Position and Agency/Organization: *Partner, Mithun, Inc.*
Date Submitted: *January 8, 2019*

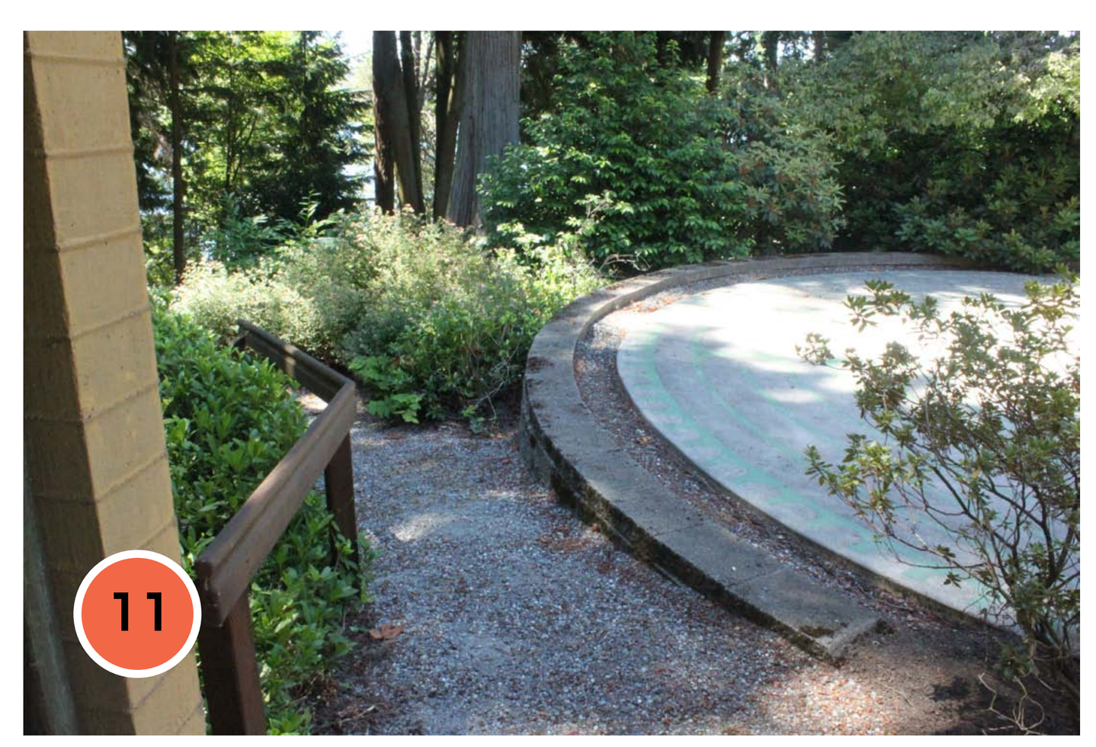


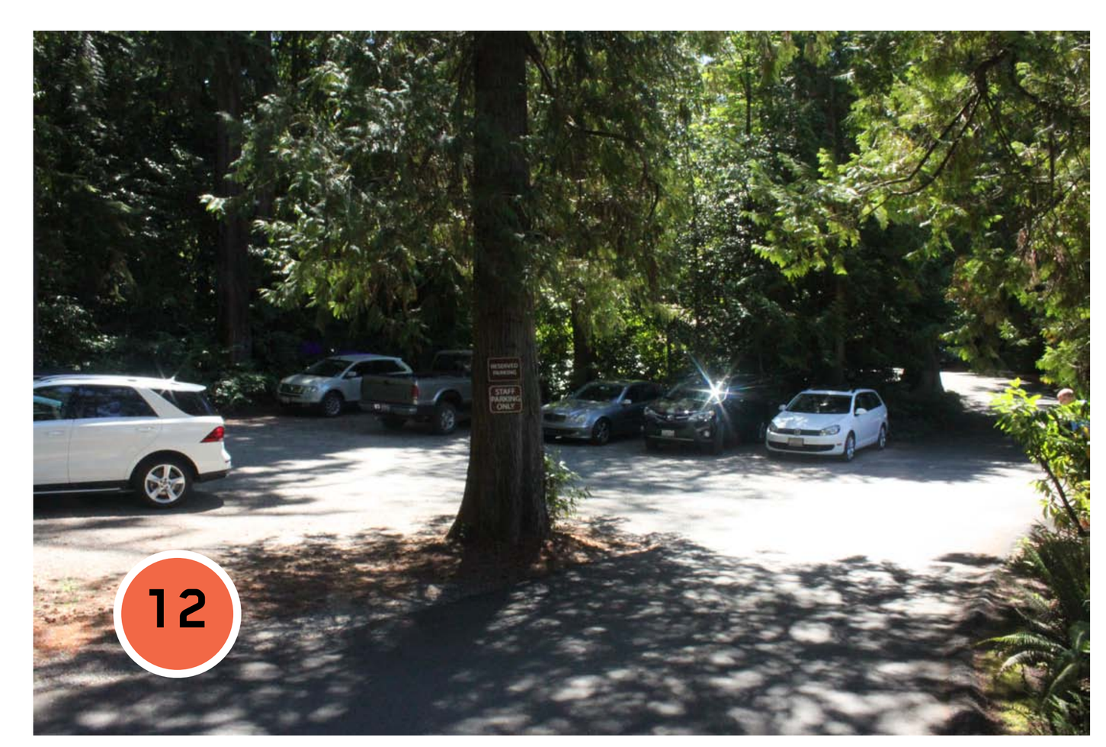


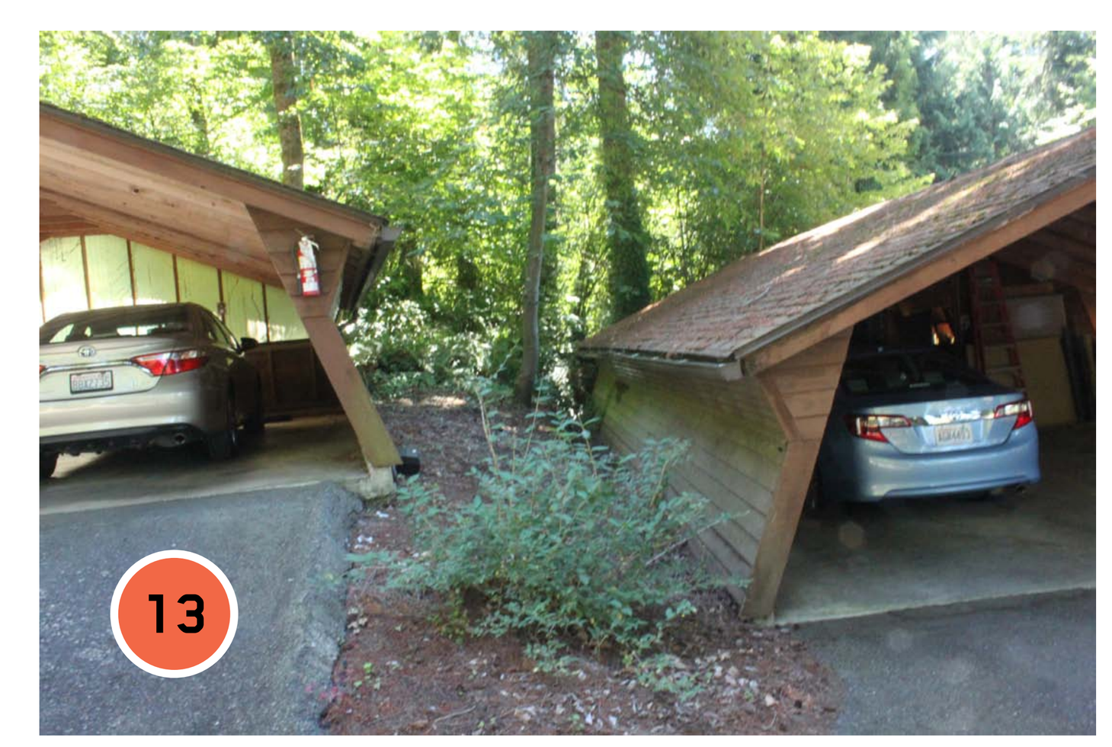


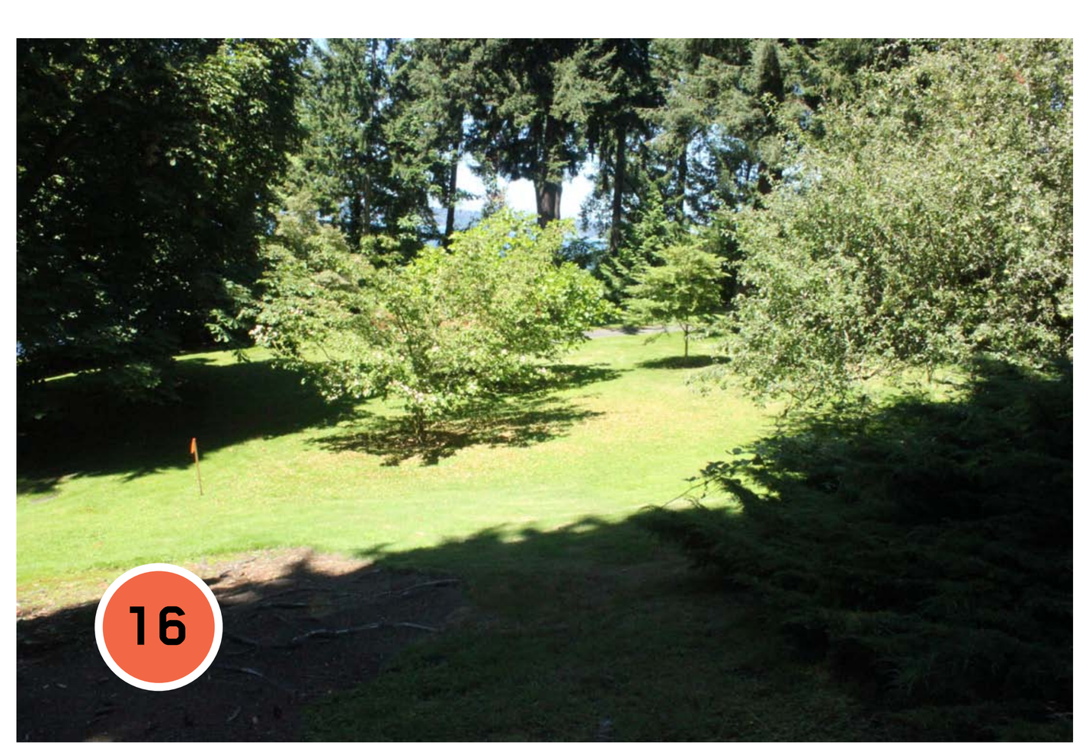












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Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688

mithun.com

PROJECT
ST. MARY-ON-THE-LAKE

LOCATION
1663 KILLARNEY WAY
BELLEVUE, WA
98004

PREPARED FOR
CONGREGATION OF THE SISTERS OF ST. JOSEPH OF PEACE

Congregation of the Sisters of St. Joseph of Peace
PEACE CSJP
Pursuing justice, we seek God's gift of peace.

NO.	DATE	REVISION

DESIGN PARTNER
DL
PROJECT MANAGER
MS
PROJECT LANDSCAPE ARCHITECT
DK
PROJECT TEAM MEMBERS
CM, NB, GC
CHECK

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Debra Guenther
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
SITE PHOTOS

PROJECT NO.
16288.00
DATE
01/08/19

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
G 0.02
PERMIT

VICINITY MAP

PROJECT ADDRESS

1663 KILLARNEY WAY
BELLEVUE, WA 98004

LEGAL DESCRIPTION

PARCEL A- THE SOUTH 506.055 FEET OF THE NORTH 873.180 FEET OF GOVERNMENT LOT 4 IN SECTION 6, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M.;

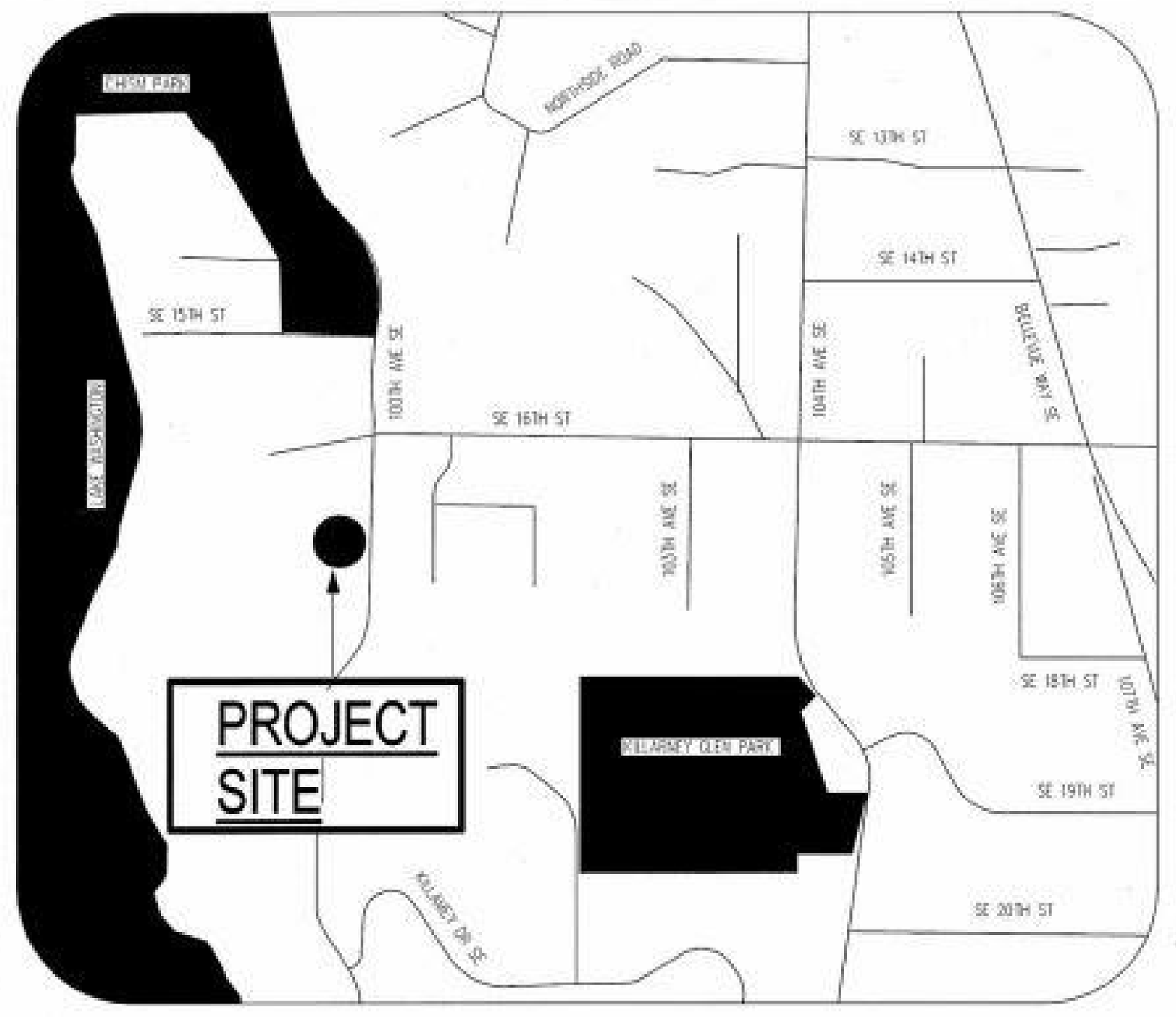
EXCEPT THAT PORTION FOR 100TH AVE S.E. (A.S. BURROWS ROAD) AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 1880408;

TOGETHER WITH SECOND CLASS SHORELANDS, AS CONVEYED BY STATE OF WASHINGTON, SITUATE, IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON;

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

TAX ASSESSOR'S PARCEL NUMBERS

0624059008



12 VICINITY MAP

ORIGINAL SHEET SIZE 24" x 36"

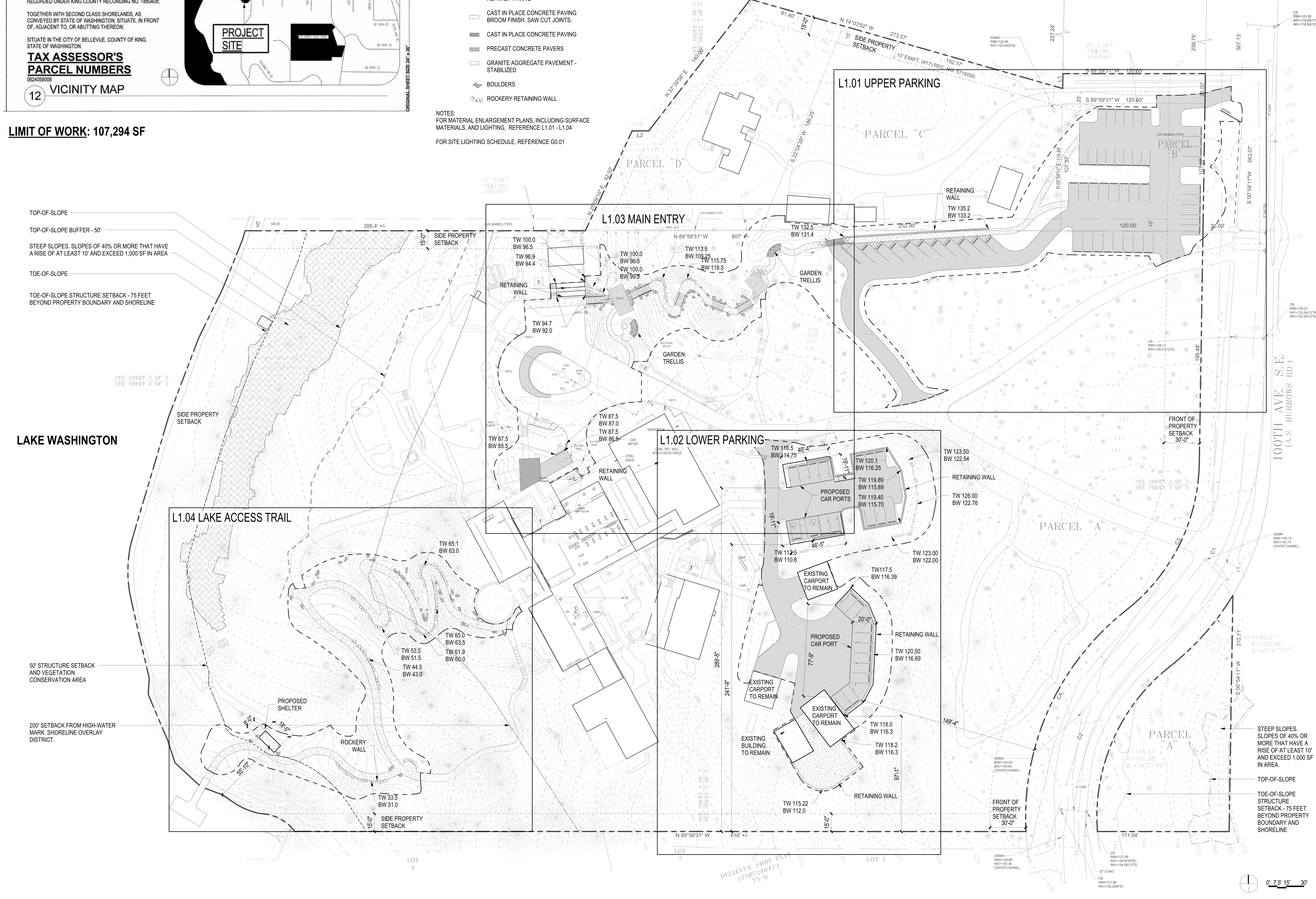
LIMIT OF WORK: 107,294 SF

SITE PLAN LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- 40% SLOPES
- 50' SHORELINE SETBACK
- 200' SHORELINE OVERLAY DISTRICT
- ASPHALT PAVING
- CAST IN PLACE CONCRETE PAVING BROOM FINISH. SAW CUT JOINTS.
- CAST IN PLACE CONCRETE PAVING
- PRECAST CONCRETE PAVERS
- GRANITE AGGREGATE PAVEMENT - STABILIZED
- BOULDERS
- ROCKERY RETAINING WALL

NOTES:
FOR MATERIAL ENLARGEMENT PLANS, INCLUDING SURFACE MATERIALS, AND LIGHTING, REFERENCE L1.01 - L1.04

FOR SITE LIGHTING SCHEDULE, REFERENCE G0.01



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PROJECT
ST. MARY-ON-THE-LAKE

LOCATION
**1663 KILLARNEY WAY
BELLEVUE, WA
98004**

PREPARED FOR
CONGREGATION OF THE SISTERS OF ST. JOSEPH OF PEACE

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NO.	DATE	REVISION

DESIGN PARTNER
DL
PROJECT MANAGER
MS
PROJECT LANDSCAPE ARCHITECT
DK
PROJECT TEAM MEMBERS
CM, NB, GC
CHECK

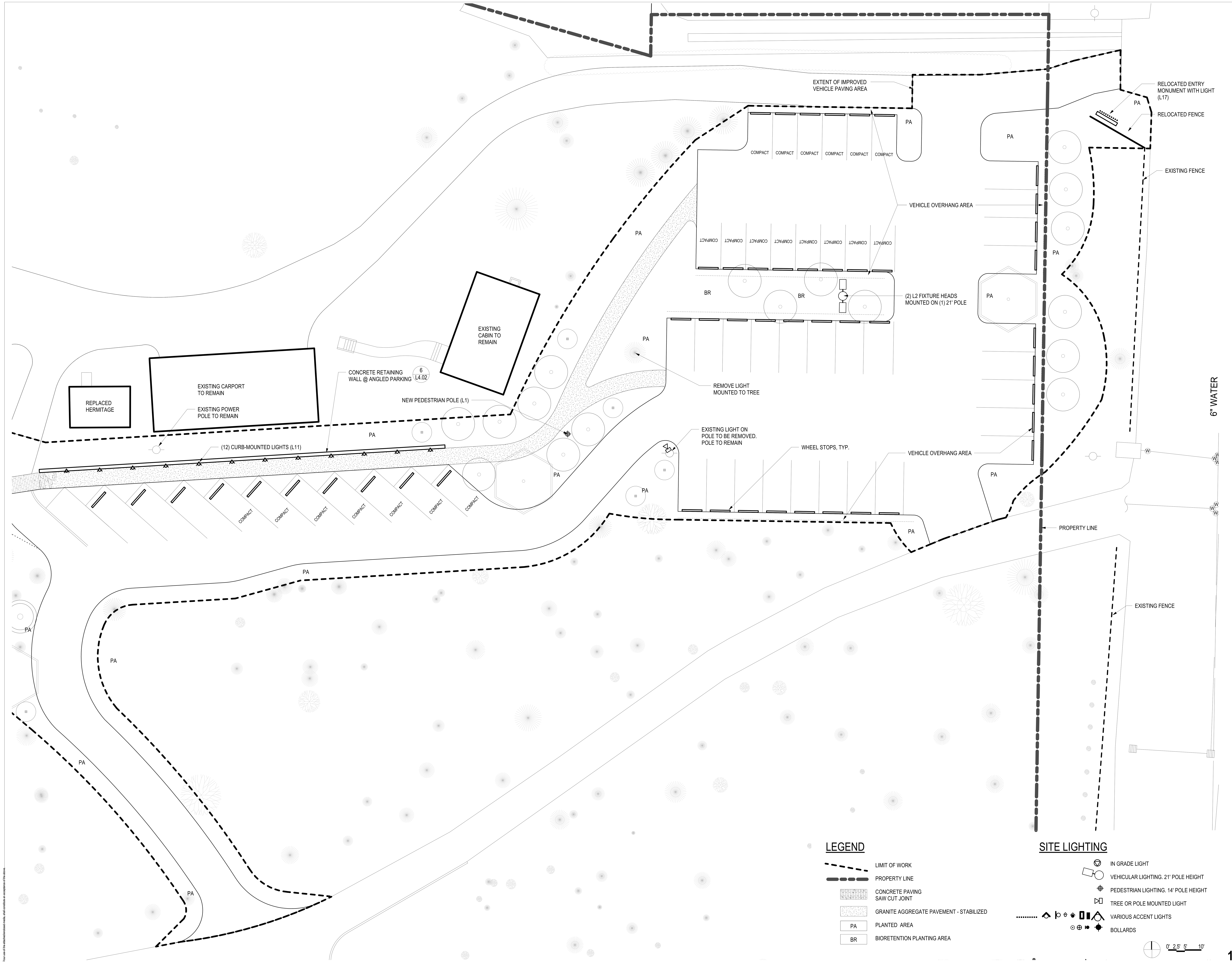
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Debra Guenther
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
SITE PLAN

PROJECT NO.
16288.00
DATE
01/08/19

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
L 1.00
PERMIT



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PROJECT LANDSCAPE ARCHITECT
DK
PROJECT TEAM MEMBERS
CM, NB, GC
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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

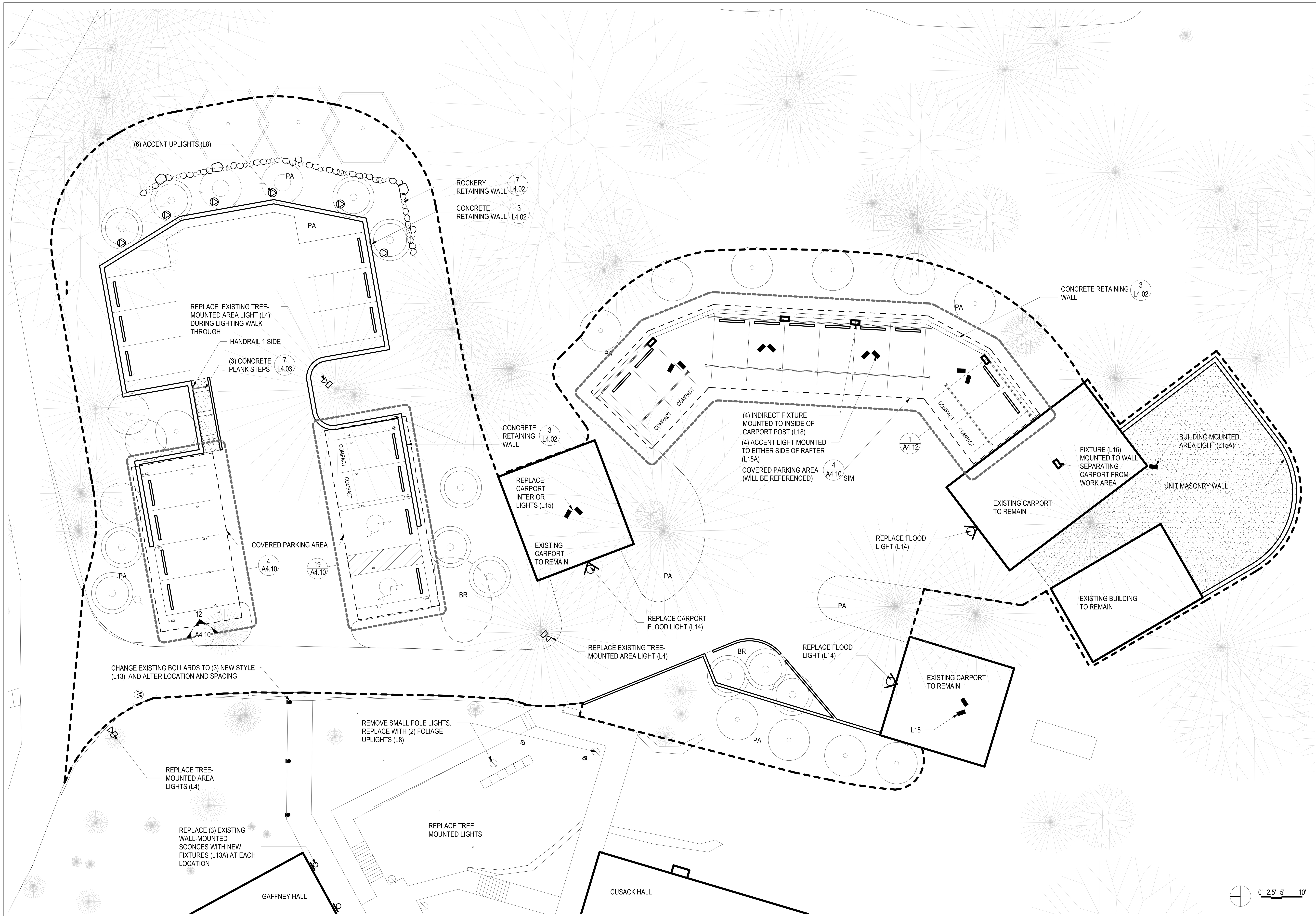
TITLE
MATERIALS ENLARGEMENT PLAN - UPPER PARKING

PROJECT NO.
16288.00
DATE
01/08/2019

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
L1.01
PERMIT

1/7/19 4:21:45 PM



LEGEND

- LIMIT OF WORK
- GRANITE AGGREGATE PAVEMENT, STABILIZED
- PA — PLANTED AREA
- BR — BIORETENTION PLANTING AREA
- ROCKERY RETAINING WALL

SITE LIGHTING

- IN GRADE LIGHT
- VEHICULAR LIGHTING. 21' POLE HEIGHT
- PEDESTRIAN LIGHTING. 14' POLE HEIGHT
- TREE OR POLE MOUNTED LIGHT
- VARIOUS ACCENT LIGHTS
- BOLLARDS

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NO.	DATE	REVISION

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PROJECT MANAGER
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PROJECT LANDSCAPE ARCHITECT
DK
PROJECT TEAM MEMBERS
CM, NB, GC
CHECK

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
MATERIALS ENLARGEMENT PLAN - LOWER PARKING

PROJECT NO.
16288.00
DATE
01/08/2019

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
L1.02
PERMIT

EXISTING GREENHOUSE TO REMAIN
EXISTING GREENHOUSE PATIO TO REMAIN
EXISTING GREENHOUSE TO REMAIN
BOARD FORM CONCRETE PLANTER
7 L4.02 EXISTING ROCK WALL TO BE MODIFIED TO CREATE ROCK RETAINING WALL
2 L4.03 CONCRETE STAIR AND HANDRAIL
7 L4.03 CONCRETE SLAB STAIR AND HANDRAIL
MULCH PATH CONNECTION TO UPPER GREENHOUSE PATIO
CONCRETE SLAB STAIR AND HANDRAIL 7 L4.03
(3) TREE ACCENT LIGHTS (L9) TO BE FIELD STAKED
RELOCATED PEACE POLE
RELOCATE OR REMOVE MAINTENANCE SHEDS
EXISTING BUILDING TO REMAIN
REPLACE BUILDING-MOUNTED FLOOD LIGHTS
20 A4.11
1 L4.01 CONCRETE JOINTS
2 L4.01 6" x 18" CONCRETE PAVERS, MIX OF 3 GREY FINISHES
CONNECTION TO EXISTING PATHWAY
EXISTING LOURDES FOUNDATION AND RETAINING WALL TO BE REMOVED
AGGREGATE PAVING TO PAVER TRANSITION
2 L4.01 6" x 18" CONCRETE PAVERS, MIX OF 3 GREY FINISHES
PEDESTAL FOR RELOCATED ST. MARY STATUE WITH IN-GRADE UP LIGHT (L10)
NEW AREA DRAIN
NEW CURB
TRENCH DRAIN
CONCRETE JOINTS 1 L4.01
ADDED CURB RAMP AND SIDEWALK EXTENSION
REPLACE (2) EXISTING BOLLARD LIGHTS (L19)
CONCRETE RETAINING WALL 3 L4.02
NEW FLOOD LIGHT ON BUILDING (L15A) FIXTURE TO BE LOCATED 2' IN FROM CORNER OF ROOF
SIGNAGE ACCENT LIGHT (L17)
SCORED CAST IN PLACE CONCRETE 1 L4.01
ADDED SENSOR; REMOVE EXISTING FLOOD LIGHT
SCULPTURE TO REMAIN WITH NEW IN-GRADE UP LIGHT (L10)
PA
L1
16T
10T
13T
E

LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- CAST IN PLACE CONCRETE PAVING BROOM FINISH. SAW CUT JOINTS.
- CAST IN PLACE CONCRETE PAVING WITH A MIX OF 3 SAND BLAST FINISH WEIGHTS. SAW CUT JOINTS.
- PRECAST CONCRETE PAVERS
- GRANITE AGGREGATE PAVEMENT - STABILIZED
- MULCH
- PA — PLANTED AREA
- BENCH (NIC)
- BOULDERS - MIX OF ONE TO THREE MAN BOULDERS LOCATIONS ARE DIAGRAMATIC. FINAL LAYOUT TO BE VERIFIED BY LANDSCAPE ARCHITECT IN THE FIELD.
- ROCK RETAINING WALL

SITE LIGHTING

- IN GRADE LIGHT
- VEHICULAR LIGHTING. 21' POLE HEIGHT
- PEDESTRIAN LIGHTING. 14' POLE HEIGHT
- TREE OR POLE MOUNTED LIGHT
- VARIOUS ACCENT LIGHTS
- BOLLARDS

0' 2.5' 5' 10'

ORIGINAL SHEET SIZE 30" x 42"

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PROJECT
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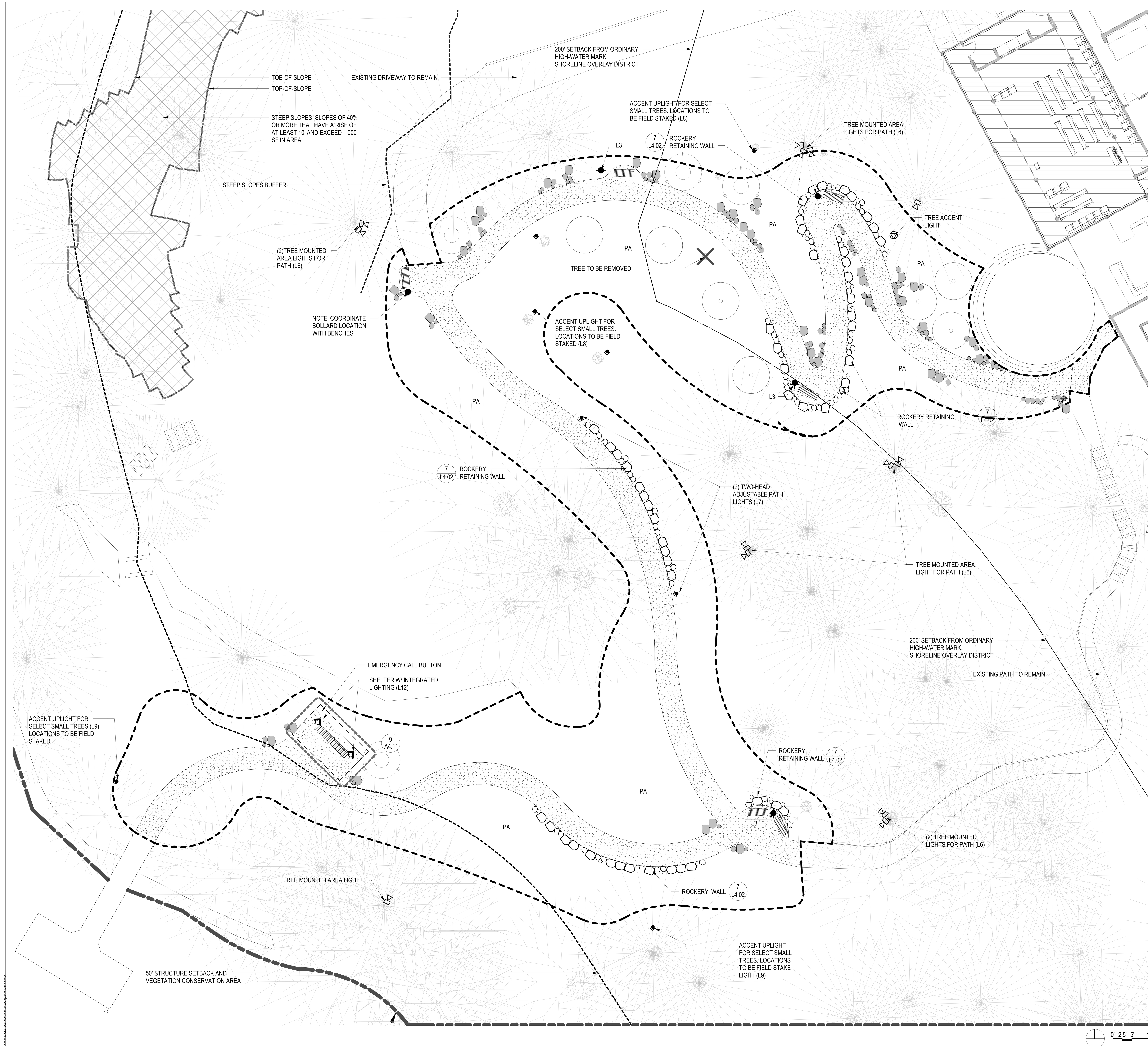
DK
PROJECT TEAM MEMBERS
CM, NB, GC
CHECK

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
MATERIALS ELARGEMENT PLAN - MAIN ENTRY

PROJECT NO.
16288.00
DATE
01/08/2019

SHEET NUMBER
L1.03
PERMIT



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- GRANITE AGGREGATE PAVEMENT - STABILIZED ALT. FLEXIBLE POROUS PAVEMENT
- PA — PLANTED AREA
- BENCH (NIC)
- BOULDERS - MIX OF ONE TO THREE MAN BOULDERS LOCATIONS ARE DIAGRAMATIC. FINAL LAYOUT TO BE VERIFIED BY LANDSCAPE ARCHITECT IN THE FIELD.
- ROCK RETAINING WALL
- STEEP SLOPES
- 50' SHORELINE SETBACK
- 200' SHORELINE OVERLAY DISTRICT

SITE LIGHTING

- IN GRADE LIGHT
- VEHICULAR LIGHTING. 21' POLE HEIGHT
- PEDESTRIAN LIGHTING. 14' POLE HEIGHT
- TREE OR POLE MOUNTED LIGHT
- VARIOUS ACCENT LIGHTS
- BOLLARDS

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PROJECT
ST. MARY-ON-THE-LAKE

LOCATION
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PROJECT TEAM MEMBERS
CM, NB, GC
CHECK

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE
MATERIALS LAKE ACCESS TRAIL

PROJECT NO.
16288.00
DATE
12/21/2018

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
L1.04
PERMIT